

# City of Lowell – Community Preservation Committee

# **Community Preservation Committee Meeting Minutes**

Thursday, August 25, 2022, 6:30p.m. Conducted in-person and via zoom

Note: These minutes are not completed verbatim. For a recording of the meeting, visit www.ltc.org

#### **Members Present**

Adam Baacke, Chair Brad Buitenhuys, Member Christine McCall, Member Sidney Liang, Member Philip Shea, Member

# **Members Absent**

Sinead Gallivan, Member Francesca Cigliano, Member Ryan Rourke, Member Troy Depeiza, Member

#### **Others Present**

Serena Gonzalez, Assistant Planner

A quorum of the Committee was present. A. Baacke called the meeting to order, the time was 6:36pm.

I. Minutes for Approval

# May 26, 2022 Meeting Minutes

P Shea motioned to approve the minutes seconded by B Buitenhuys. Approved unanimously (5-0).

- **II. Continued Business**
- III. New Business

<u>Acre Crossing Amendment:</u> Acre Crossing has submitted a letter asking for a modification for the way funds are distributed. MassHousing has recommended that the CPA award be amended to allow the funds to flow directly to the project to bring down the purchase price instead of to the buyer as down payment assistance

On Behalf:

Steve Joncas

Speaking In Favor:

None

Speaking in Opposition:

None

#### Discussion:

C McCall is in favor of this request because it helps support housing in Lowell that is desperately needed.

P Shea said this is a great project and he is in support of this modification.

S Liang asked if this change affects the buyer. S Joncas said it will not, it will lower the purchase price.

# Motion:

P Shea motioned to approve the modification, seconded by B Buitenhuys. Approved unanimously (5-0).

# **Eligibility Application: Donahoe Park**

An application has been submitted by The City of Lowell for \$802,500 of CPA funding for the rehabilitation of outdoor recreation space. The applicant proposes to utilize the funds at Donahoe Park located at 2 Stratham Street. The funds will be used to help restore the park and make it ADA accessible. **The applicant is currently seeking an eligibility determination from the Community Preservation Committee.** 

# On Behalf:

Jess Wilson Design Planner City of Lowell

#### In Favor:

None

#### In Opposition:

None

#### Discussion:

A Baacke shared that the Lowell CPA only has around \$1 million in funding this year

# Motion:

B Buitenhuys motioned to determine eligibility seconded by P Shea. The project was determined to be eligible unanimously (5-0).

# **Eligibility Application: Hadley House**

An application has been submitted by the Lowell Housing Authority for \$150,000 of CPA funding for the rehabilitation of community housing. The applicant proposes to utilize the funds at the Hadley House located at 719 Broadway St. The funds will be used to help rehabilitate a site that will be used for veteran housing. The applicant is currently seeking an eligibility determination from the Community Preservation Committee. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.

# On Behalf:

**G Wallace Lowell Housing Authority** 

# In Favor:

None

# In Opposition:

None

# Discussion:

P Shea is abstaining from voting because of conflict of interest

A Baacke noted the applicant checked the wrong boxes on the eligibility form and that the applicant should click the correct boxes on the full application

#### Motion:

B Buitenhuys motioned to determine eligibility seconded by S Liang. The project was determined to be eligible unanimously (5-0).

# **Eligibility Application: O'Donnell Park**

An application has been submitted by the City of Lowell for \$1,668,750 of CPA funding for the rehabilitation of recreation space. The applicant proposes to utilize the funds at O'Donnell Park located at 1170 Gorham St. The funds will be used for capital improvements at the park. The applicant is currently seeking an eligibility determination from the Community Preservation Committee. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.

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Jess Wilson Design Planner City of Lowell

In Favor:

None

In Opposition:

None

Discussion:

None

# Motion:

B Buitenhuys motioned to determine eligibility seconded by P Shea. The project was determined to be eligible unanimously (5-0).

# **Eligibility Application: Women in Transition Inc.**

An application has been submitted by Women in Transition Inc dba Alternative House for \$300,000 of CPA funding for the rehab and restoration of housing for domestic abuse survivors. The applicant proposes to utilize the funds at an undisclosed location. The funds will be used to replace the roof, carpet, windows and window trim, repair the front porch and overhang, and repaint internal areas damaged by leaks. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.

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Maria Crooker-Capone Executive Director of Women in Transition Inc.

In Favor:

None

In Opposition:

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#### Discussion:

A Baacke said that it is difficult to determine the eligibility with a confidential address, but he suggests that if the Historic Board Administrator vouches for its historic nature it should be sufficient.

# Motion:

P Shea motioned to determine eligibility seconded by S Liang. The project was determined to be eligible with the condition that the Historic Board Administrator vouch for its historic nature. Approved unanimously (5-0).

# Eligibility Application: 44 Princeton Blvd 01851

An application has been submitted by St. George Parish Council for \$500,000 of CPA funding for historic preservation. The applicant proposes to utilize the funds at the St. George Orthodox Church located at 44 Princeton Blvd. The funds will be used to repair damage to the dome and other damage to the church. The applicant is currently seeking an eligibility determination from the Community Preservation Committee. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.

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Rev. Constantine Cambas

#### In Favor:

None

# In Opposition:

None

# Discussion:

None

#### Motion:

P Shea motioned to determine eligibility seconded by S Liang. The project was determined to be eligible unanimously 5-0.

# **Eligibility Application: 635 Middlesex St 01851**

An application has been submitted by RG Realty LLC for \$500,000 of CPA funding for the preserve and restore a historic property. The applicant proposes to utilize the funds at 635 Middlesex St, a mixed use building that will have two apartments and one commercial space. The funds will be used to renovate the historic building. The applicant is currently seeking an eligibility determination from the Community Preservation Committee. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.

# On Behalf

Rich Hupper RG Realty LLC

# In Favor

None

#### In Opposition

None

# **Discussion**

A Baacke said that the items that would be eligible are things that are visible to the general public on the outside of the building. He suggested checking with the Secretary of Interior's standards for Historic Preservation.

B Buitenhuys added that landscaping is ineligible.

P Shea asked if the applicant has done any other projects in Lowell. R Hupper said that he has not done work on any other historic preservation projects in Lowell.

#### Motion

P Shea motioned to determine eligibility seconded by B Buitenhuys. The project was determined to be eligible as long as the items the applicant is requesting funding for are eligible. Approved unanimously 5-0.

# **Eligibility Application: 75 Grand St 01851**

An application has been submitted by Rev. Janine Dailey for \$91,000 of CPA funding for the rehabilitation of a ed

historic church. The applicant proposes to utilize the funds at the Bethel African Methodist Episcopal Church locate at 75 Grand St. The funds will be used to replace the roof and siding. The applicant is currently seeking an eligibility determination from the Community Preservation Committee. The applicant is currently seeking an eligibility determination from the Community Preservation Committee.
On Behalf:
Rev Janine Bailey
In Favor:
None
In Opposition:
None
Discussions
<u>Discussion:</u> None

# Motion:

S Liang motioned to determine eligibility seconded by P Shea. The project was determined to be eligible unanimously (5-0).

- IV. Other Business
- V. Notices
- VI. Further Comments from Community Preservation Committee Members
- VII. Adjournment

B Buitenhuys motioned to adjourn, seconded by P Shea. Passed unanimously (5-0). Meeting adjourned at 7:24pm.